



May 29, 2007

Steve Swanton, AICP
Senior Planner
City of Las Vegas
Planning and Development
731 S. 4th St.
Las Vegas, NV 89101

RE: Site Development Plan Review for The Lakes Corporate Center

On behalf of our client, Investment Equity Development please accept this application for a Site Development Plan Review. Our client proposes to develop an office building in the C-1 district on the site located west side of Lake Sahara Ave., south of Sahara Ave.

The office building is proposed to be a total of 134,977 square feet with surface and below ground parking. The code requires 450 parking spaces the plan provides 629 parking spaces. The office is proposed to be five stories for an overall height of 86 feet.

Section 19.08.050.D.e.i states: "Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners."

The site as designed does not show the proposed office building at the corner of the site, therefore a waiver of Section 19.08.050 D is requested. We believe that the design of the site will minimize the walking required by the tenants and customers to access the building. Placing the building at a corner of the site would require a tenant or customer to walk a considerable distance to access the building which will make the building less attractive to future tenants and customers. Parking has been designed to be located near the corners of the site but all curb cuts has been shown away from the corners. The parking lot will be screened by landscaping adjacent to the streets to help minimize any impacts associated with the parking lot design.

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The proposed office building has been designed to meet the needs of the community, minimize any impacts on the neighborhood and will be an asset to the entire community

Sincerely,
Perlman Design Group


Sue Gray AICP
Senior Planner

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